HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: September 2018

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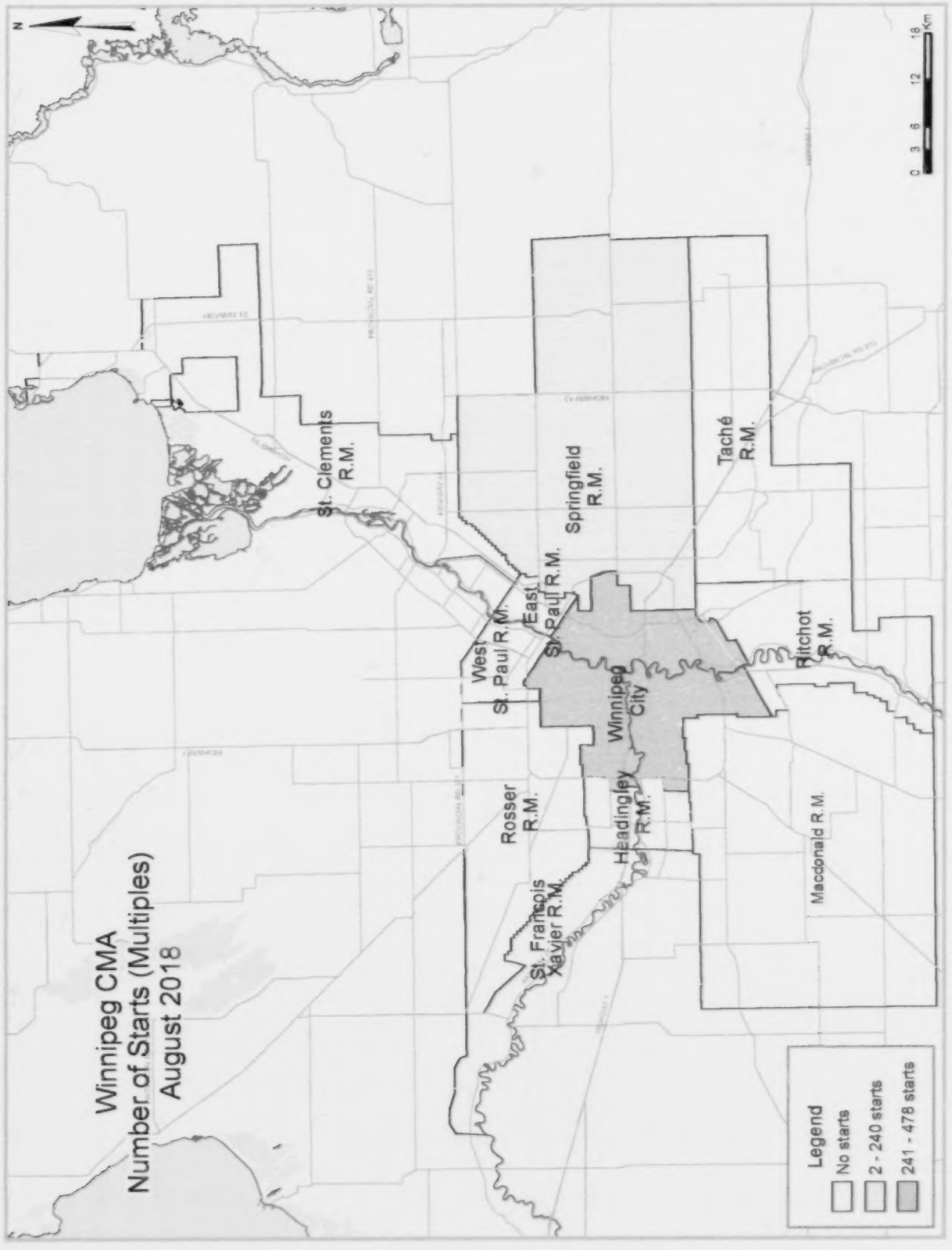
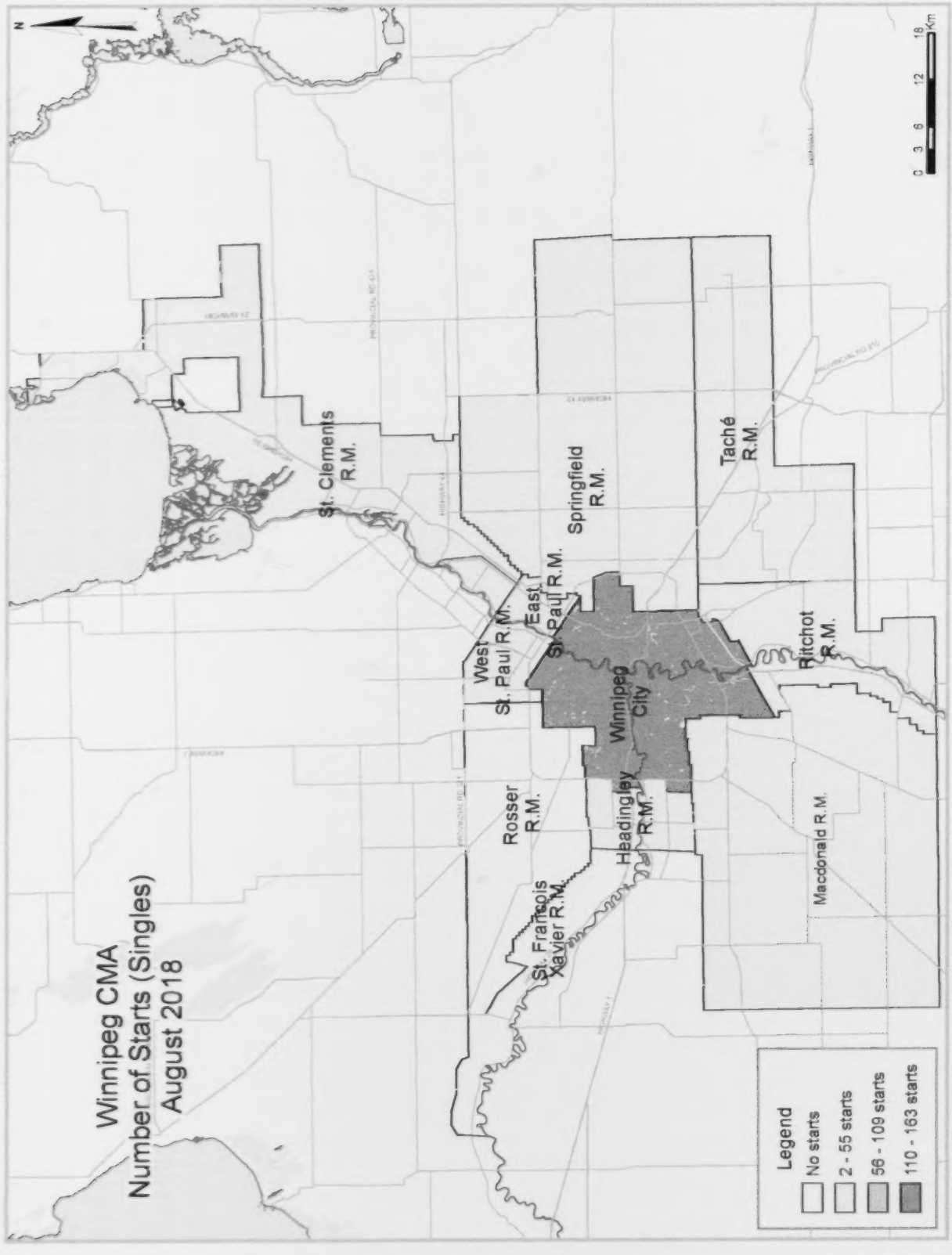
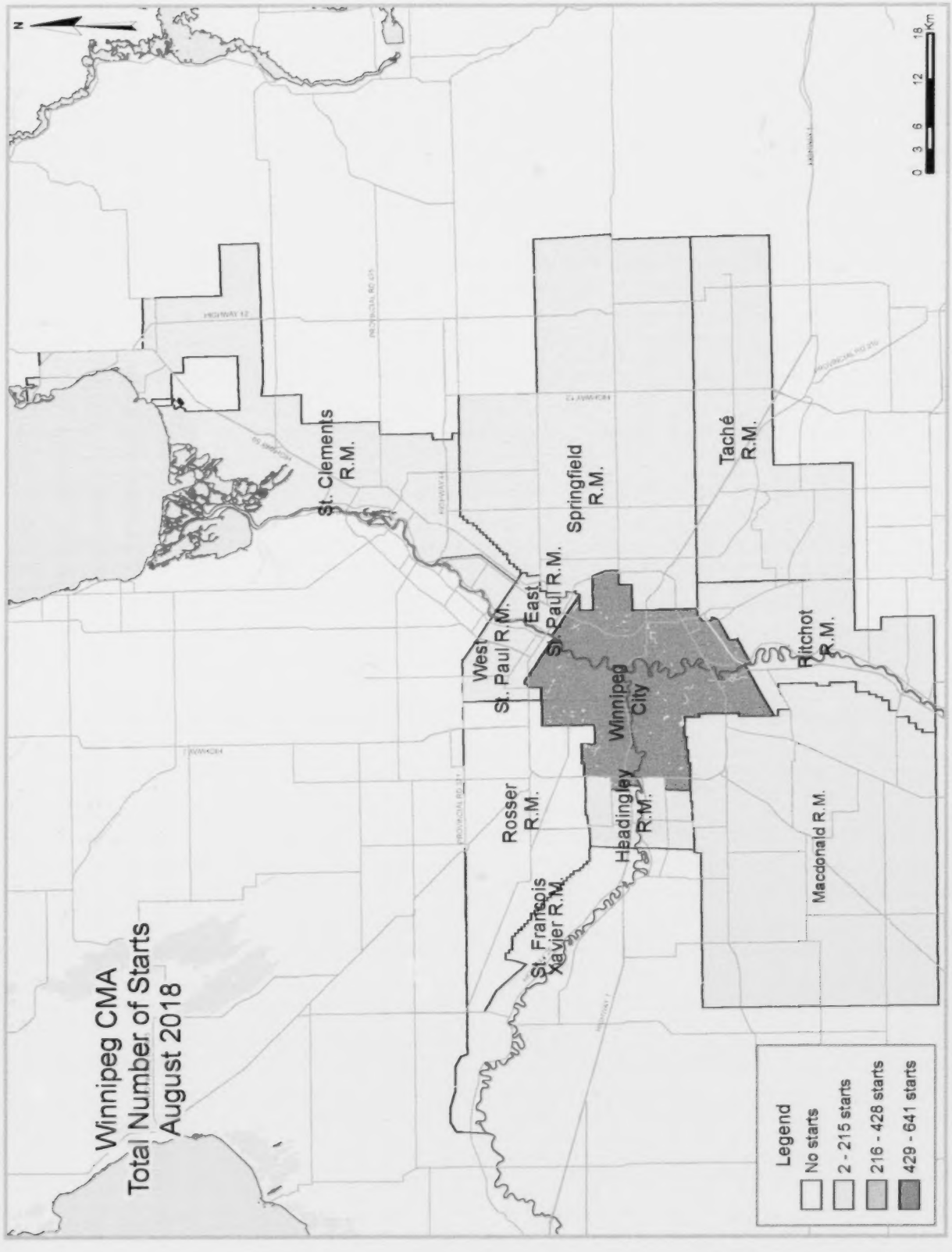
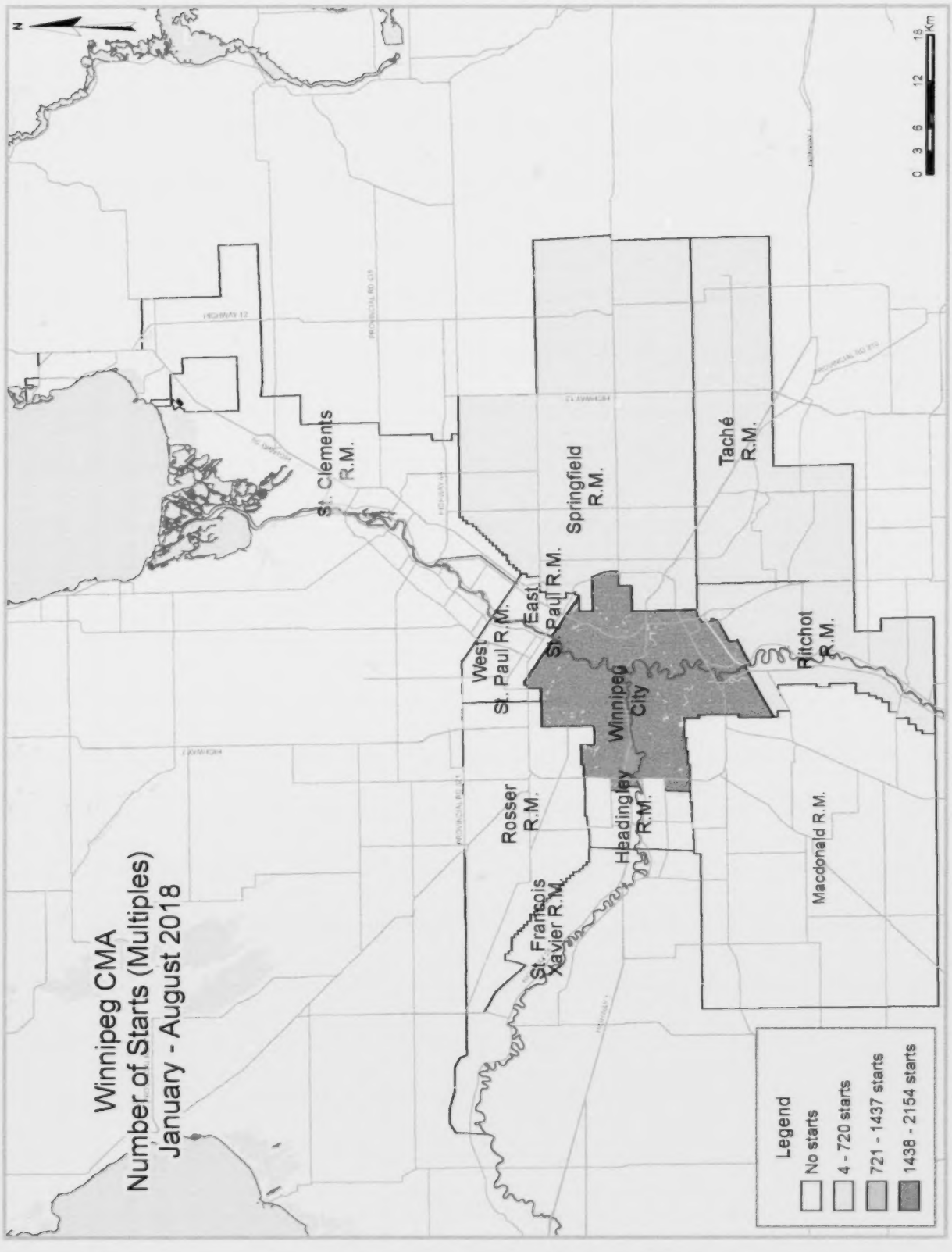
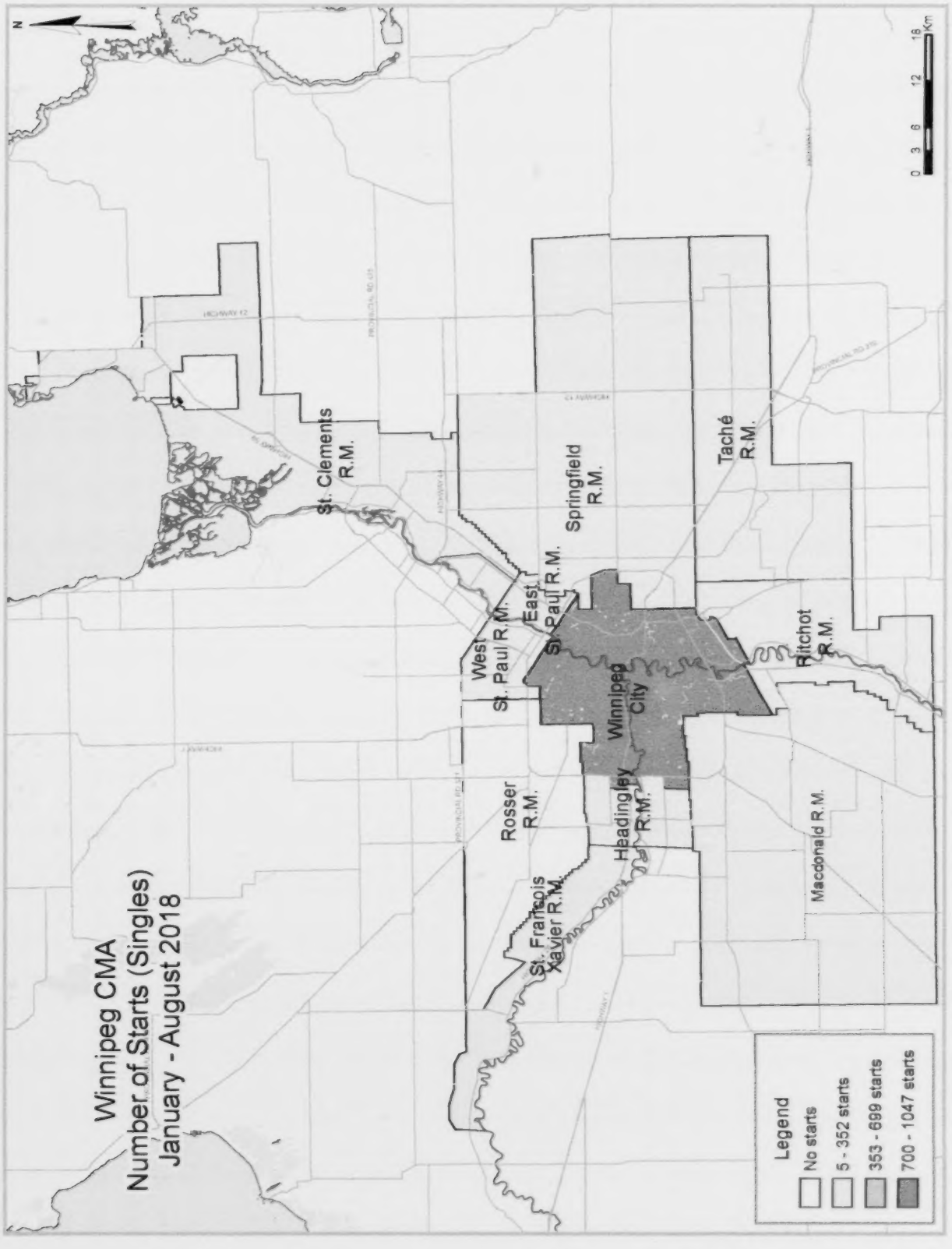
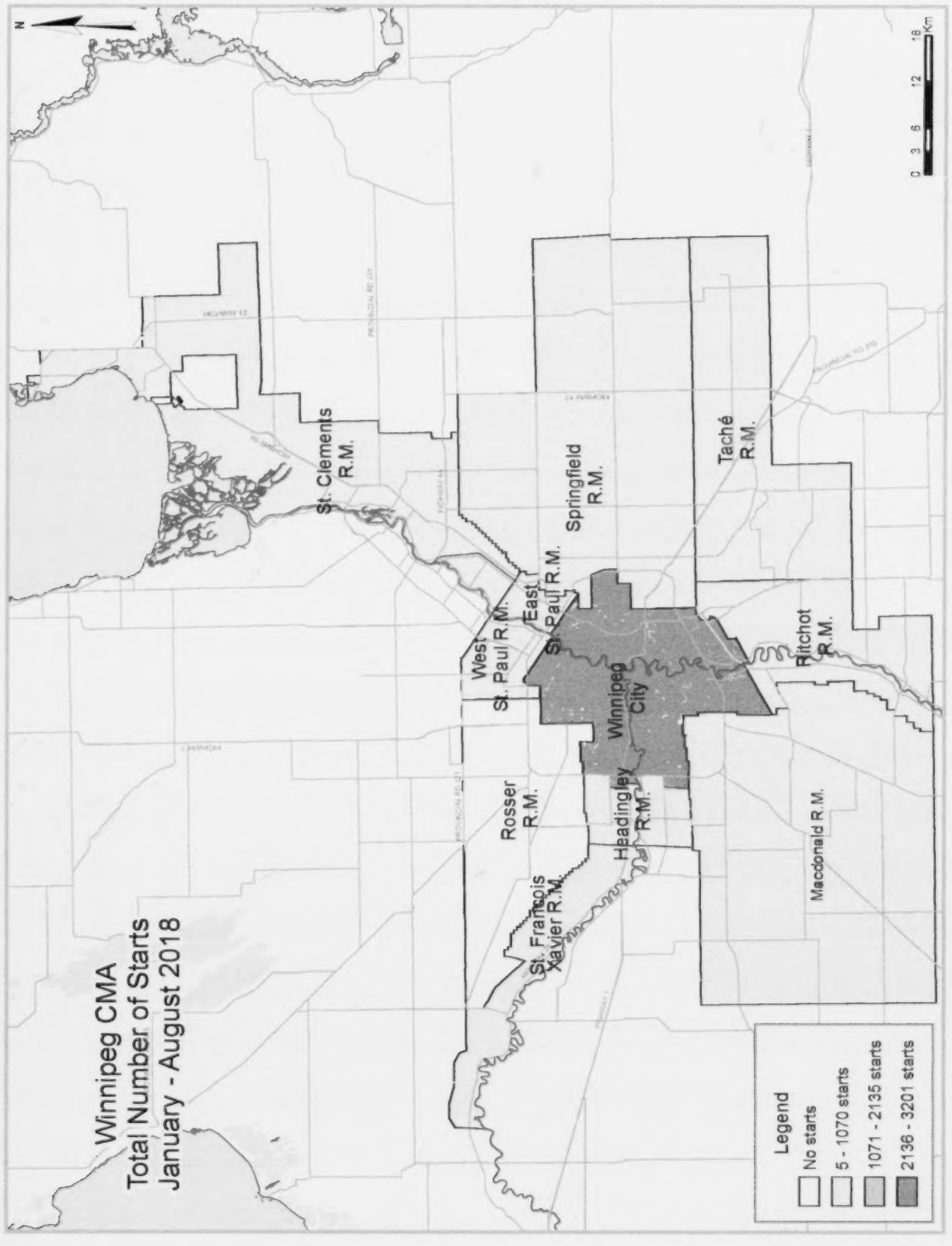

Winnipeg CMA
Number of Starts (Multiples)
August 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 240 starts
241 - 478 starts


Winnipeg CMA
Number of Starts (Singles)
August 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 55 starts
56 - 109 starts
110 - 163 starts


Winnipeg CMA
Total Number of Starts
August 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 215 starts
216 - 428 starts
429 - 641 starts


Winnipeg CMA
Number of Starts (Multiples)
January - August 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 720 starts
721 - 1437 starts
1438 - 2154 starts


Winnipeg CMA
Number of Starts (Singles)
January - August 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
Legend
No starts
5 - 352 starts
353 - 699 starts
700 - 1047 starts


Winnipeg CMA
Total Number of Starts
January - August 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
Legend
No starts
5 - 1070 starts
1071 - 2135 starts
2136 - 3201 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2018		
Winnipeg CMA[1]	July 2018	August 2018
Trend[2]	5,071	5,823
SAAR	7,485	7,860
	August 2017	August 2018
Actual		
August - Single-Detached	158	203
August - Multiples	358	480
August - Total	516	683
January to August - Single-Detached	1,554	1,302
January to August - Multiples	2,420	2,178
January to August - Total	3,974	3,480

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	203	18	3	0	93	161	54	151	683
August 2017	158	28	4	0	9	86	20	211	516
% Change	28.5	-35.7	-25.0	n/a	**	87.2	170.0	-28.4	32.4
Year-to-date 2018	1,302	122	15	0	350	498	72	1,121	3,480
Year-to-date 2017	1,552	212	4	2	318	1,050	33	803	3,974
% Change	-16.1	-42.5	**	-100.0	10.1	-52.6	118.2	39.6	-12.4
UNDER CONSTRUCTION									
August 2018	1,306	174	16	0	420	1,462	139	1,563	5,080
August 2017	1,423	196	4	2	329	1,375	101	2,162	5,592
% Change	-8.2	-11.2	**	-100.0	27.7	6.3	37.6	-27.7	-9.2
COMPLETIONS									
August 2018	208	28	0	0	24	0	20	94	374
August 2017	149	8	2	0	15	0	0	2	176
% Change	39.6	**	-100.0	n/a	60.0	n/a	n/a	**	112.5
Year-to-date 2018	1,326	232	13	0	189	261	123	1,199	3,343
Year-to-date 2017	1,184	118	2	3	182	268	30	522	2,309
% Change	12.0	96.6	**	-100.0	3.8	-2.6	**	129.7	44.8
COMPLETED & NOT ABSORBED									
August 2018	277	36	11	1	38	126	n/a	n/a	489
August 2017	175	19	2	1	41	162	n/a	n/a	400
% Change	58.3	89.5	**	0.0	-7.3	-22.2	n/a	n/a	22.3
ABSORBED									
August 2018	222	36	2	0	21	15	n/a	n/a	296
August 2017	154	12	0	0	17	57	n/a	n/a	240
% Change	44.2	200.0	n/a	n/a	23.5	-73.7	n/a	n/a	23.3
Year-to-date 2018	1,280	226	8	0	185	258	n/a	n/a	1,957
Year-to-date 2017	1,223	121	0	2	183	416	n/a	n/a	1,945
% Change	4.7	86.8	n/a	-100.0	1.1	-38.0	n/a	n/a	0.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
August 2018	163	16	3	0	93	161	54	151	641
August 2017	114	24	0	0	9	72	20	211	450
East St. Paul R.M.									
August 2018	3	0	0	0	0	0	0	0	3
August 2017	3	0	0	0	0	0	0	0	3
Headingley R.M.									
August 2018	3	0	0	0	0	0	0	0	3
August 2017	6	0	0	0	0	0	0	0	6
MacDonald R.M.									
August 2018	5	0	0	0	0	0	0	0	5
August 2017	9	0	0	0	0	0	0	0	9
Ritchot R.M.									
August 2018	6	0	0	0	0	0	0	0	6
August 2017	8	0	0	0	0	14	0	0	22
Rosser R.M.									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2018	6	0	0	0	0	0	0	0	6
August 2017	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2018	9	2	0	0	0	0	0	0	11
August 2017	10	4	0	0	0	0	0	0	14
Tache R.M.									
August 2018	6	0	0	0	0	0	0	0	6
August 2017	2	0	4	0	0	0	0	0	6
West St. Paul R.M.									
August 2018	2	0	0	0	0	0	0	0	2
August 2017	2	0	0	0	0	0	0	0	2
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2018	203	18	3	0	93	161	54	151	683
August 2017	158	28	4	0	9	86	20	211	516

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
August 2018	1,037	166	12	0	420	1,462	139	1,563	4,799
August 2017	1,164	190	0	2	301	1,337	101	2,162	5,257
East St. Paul R.M.									
August 2018	29	0	0	0	0	0	0	0	29
August 2017	27	0	0	0	0	0	0	0	27
Headingley R.M.									
August 2018	24	0	0	0	0	0	0	0	24
August 2017	20	0	0	0	28	0	0	0	48
MacDonald R.M.									
August 2018	60	0	0	0	0	0	0	0	60
August 2017	52	0	0	0	0	0	0	0	52
Ritchot R.M.									
August 2018	35	0	0	0	0	0	0	0	35
August 2017	40	0	0	0	0	14	0	0	54
Rosser R.M.									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2018	30	0	0	0	0	0	0	0	30
August 2017	30	0	0	0	0	0	0	0	30
St. Francois Xavier R.M.									
August 2018	4	0	0	0	0	0	0	0	4
August 2017	3	0	0	0	0	0	0	0	3
Springfield R.M.									
August 2018	30	8	0	0	0	0	0	0	38
August 2017	34	6	0	0	0	0	0	0	40
Tache R.M.									
August 2018	29	0	4	0	0	0	0	0	33
August 2017	27	0	4	0	0	24	0	0	55
West St. Paul R.M.									
August 2018	28	0	0	0	0	0	0	0	28
August 2017	26	0	0	0	0	0	0	0	26
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2018	1,306	174	16	0	420	1,462	139	1,563	5,080
August 2017	1,423	196	4	2	329	1,375	101	2,162	5,592

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
August 2018	156	24	0	0	24	0	20	70	294
August 2017	115	6	2	0	8	0	0	2	133
East St. Paul R.M.									
August 2018	10	0	0	0	0	0	0	0	10
August 2017	3	0	0	0	0	0	0	0	3
Headingley R.M.									
August 2018	3	0	0	0	0	0	0	24	27
August 2017	6	0	0	0	0	0	0	0	6
Macdonald R.M.									
August 2018	11	0	0	0	0	0	0	0	11
August 2017	7	0	0	0	7	0	0	0	14
Ritchot R.M.									
August 2018	9	0	0	0	0	0	0	0	9
August 2017	2	0	0	0	0	0	0	0	2
Rosser R.M.									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2018	3	0	0	0	0	0	0	0	3
August 2017	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
August 2018	2	0	0	0	0	0	0	0	2
August 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2018	8	4	0	0	0	0	0	0	12
August 2017	3	2	0	0	0	0	0	0	5
Tache R.M.									
August 2018	4	0	0	0	0	0	0	0	4
August 2017	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
August 2018	2	0	0	0	0	0	0	0	2
August 2017	5	0	0	0	0	0	0	0	5
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2018	208	28	0	0	24	0	20	94	374
August 2017	149	8	2	0	15	0	0	2	176

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
August 2018	218	29	8	1	38	119	n/a	n/a	413
August 2017	137	14	2	1	38	153	n/a	n/a	345
East St. Paul R.M.									
August 2018	4	0	0	0	0	0	n/a	n/a	4
August 2017	5	0	0	0	0	7	n/a	n/a	12
Headingley R.M.									
August 2018	14	0	0	0	0	0	n/a	n/a	14
August 2017	7	0	0	0	0	0	n/a	n/a	7
MacDonald R.M.									
August 2018	21	1	0	0	0	0	n/a	n/a	22
August 2017	11	1	0	0	3	0	n/a	n/a	15
Ritchot R.M.									
August 2018	5	0	0	0	0	7	n/a	n/a	12
August 2017	4	0	0	0	0	0	n/a	n/a	4
Rosser R.M.									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
August 2018	3	0	0	0	0	0	n/a	n/a	3
August 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
August 2018	8	6	0	0	0	0	n/a	n/a	14
August 2017	4	4	0	0	0	0	n/a	n/a	8
Tache R.M.									
August 2018	2	0	3	0	0	0	n/a	n/a	5
August 2017	3	0	0	0	0	2	n/a	n/a	5
West St. Paul R.M.									
August 2018	2	0	0	0	0	0	n/a	n/a	2
August 2017	3	0	0	0	0	0	n/a	n/a	3
First Nations									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
August 2018	277	36	11	1	38	126	n/a	n/a	489
August 2017	175	19	2	1	41	162	n/a	n/a	400

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
August 2018	182	34	2	0	21	13	n/a	n/a	252
August 2017	127	10	0	0	11	53	n/a	n/a	201
East St. Paul R.M.									
August 2018	7	0	0	0	0	0	n/a	n/a	7
August 2017	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
August 2018	2	0	0	0	0	0	n/a	n/a	2
August 2017	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
August 2018	6	0	0	0	0	0	n/a	n/a	6
August 2017	4	0	0	0	4	0	n/a	n/a	8
Ritchot R.M.									
August 2018	9	0	0	0	0	0	n/a	n/a	9
August 2017	1	0	0	0	0	2	n/a	n/a	3
Rosser R.M.									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
August 2018	3	0	0	0	0	0	n/a	n/a	3
August 2017	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
August 2018	8	2	0	0	0	0	n/a	n/a	10
August 2017	4	2	0	0	0	0	n/a	n/a	6
Tache R.M.									
August 2018	3	0	0	0	0	2	n/a	n/a	5
August 2017	5	0	0	0	2	2	n/a	n/a	9
West St. Paul R.M.									
August 2018	2	0	0	0	0	0	n/a	n/a	2
August 2017	4	0	0	0	0	0	n/a	n/a	4
First Nations									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
August 2018	222	36	2	0	21	15	n/a	n/a	296
August 2017	154	12	0	0	17	57	n/a	n/a	240

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,270	406	7	2	512	1,292	107	1,025	5,621
% Change	22.4	120.7	0.0	-33.3	82.9	141.9	18.9	-6.9	38.7
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Winnipeg City	163	114	16	24	150	29	312	283	641	450	42.4
East St. Paul R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Headingley R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
MacDonald R.M.	5	9	0	0	0	0	0	0	5	9	-44.4
Ritchot R.M.	6	8	0	0	0	0	0	14	6	22	-72.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	4	0	0	0	0	0	0	6	4	50.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	9	10	2	4	0	0	0	0	11	14	-21.4
Tache R.M.	6	2	0	0	0	4	0	0	6	6	0.0
West St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	203	158	18	28	150	33	312	297	683	516	32.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Winnipeg City	1,047	1,267	106	206	421	319	1,627	1,807	3,201	3,599	-11.1
East St. Paul R.M.	21	23	0	0	0	0	0	8	21	31	-32.3
Headingley R.M.	23	23	0	0	0	28	0	0	23	51	-54.9
MacDonald R.M.	63	71	0	2	0	0	0	0	63	73	-13.7
Ritchot R.M.	48	44	0	0	4	0	0	14	52	58	-10.3
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	22	27	0	0	0	0	0	0	22	27	-18.5
St. Francois Xavier R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Springfield R.M.	35	48	16	8	0	0	0	0	51	56	-8.9
Tache R.M.	27	32	0	0	4	4	0	24	31	60	-48.3
West St. Paul R.M.	11	15	0	0	0	0	0	0	11	15	-26.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,302	1,554	122	216	429	351	1,627	1,853	3,480	3,974	-12.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Winnipeg City	96	9	54	20	161	72	151	211
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	96	13	54	20	161	86	151	211

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	349	286	72	33	506	1,004	1,121	803
East St. Paul R.M.	0	0	0	0	0	8	0	0
Headingley R.M.	0	28	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	4	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	24	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	357	318	72	33	506	1,050	1,121	803

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Winnipeg City	182	138	254	81	205	231	641	450
East St. Paul R.M.	3	3	0	0	0	0	3	3
Headingley R.M.	3	6	0	0	0	0	3	6
MacDonald R.M.	5	9	0	0	0	0	5	9
Ritchot R.M.	6	8	0	14	0	0	6	22
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	4	0	0	0	0	6	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	11	14	0	0	0	0	11	14
Tache R.M.	6	6	0	0	0	0	6	6
West St. Paul R.M.	2	2	0	0	0	0	2	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	224	190	254	95	205	231	683	516

Table 2.5: Starts by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	1,164	1,467	844	1,296	1,193	836	3,201	3,599
East St. Paul R.M.	21	23	0	8	0	0	21	31
Headingley R.M.	23	23	0	28	0	0	23	51
MacDonald R.M.	63	73	0	0	0	0	63	73
Ritchot R.M.	48	44	4	14	0	0	52	58
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	22	27	0	0	0	0	22	27
St. Francois Xavier R.M.	5	3	0	0	0	0	5	3
Springfield R.M.	51	56	0	0	0	0	51	56
Tache R.M.	31	36	0	24	0	0	31	60
West St. Paul R.M.	11	15	0	0	0	0	11	15
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,439	1,768	848	1,370	1,193	836	3,480	3,974

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Winnipeg City	156	115	24	6	44	8	70	4	294	133	121.1
East St. Paul R.M.	10	3	0	0	0	0	0	0	10	3	**
Headingley R.M.	3	6	0	0	0	0	24	0	27	6	**
MacDonald R.M.	11	7	0	0	0	7	0	0	11	14	-21.4
Ritchot R.M.	9	2	0	0	0	0	0	0	9	2	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	8	3	4	2	0	0	0	0	12	5	140.0
Tache R.M.	4	4	0	0	0	0	0	0	4	4	0.0
West St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	208	149	28	8	44	15	94	4	374	176	112.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Winnipeg City	1,080	929	218	118	275	188	1,411	770	2,984	2,005	48.8
East St. Paul R.M.	23	25	0	0	0	0	0	8	23	33	-30.3
Headingley R.M.	17	19	0	0	21	0	24	0	62	19	**
MacDonald R.M.	66	62	0	4	0	7	0	0	66	73	-9.6
Ritchot R.M.	53	35	0	2	4	0	14	14	71	51	39.2
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	24	22	0	0	0	0	0	0	24	22	9.1
St. Francois Xavier R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Springfield R.M.	38	42	20	6	3	0	21	0	82	48	70.8
Tache R.M.	22	30	0	0	0	4	0	0	22	34	-35.3
West St. Paul R.M.	5	22	0	0	0	0	0	0	5	22	-77.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,332	1,188	238	130	303	199	1,470	792	3,343	2,309	44.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Winnipeg City	24	8	20	0	0	2	70	2
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	24	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	24	15	20	0	0	2	94	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	183	159	92	29	257	248	1,154	522
East St. Paul R.M.	0	0	0	0	0	8	0	0
Headingley R.M.	0	0	21	0	0	0	24	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	4	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	21	0
Tache R.M.	0	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	190	170	113	29	271	270	1,199	522

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Winnipeg City	180	123	24	8	90	2	294	133
East St. Paul R.M.	10	3	0	0	0	0	10	3
Headingley R.M.	3	6	0	0	24	0	27	6
MacDonald R.M.	11	7	0	7	0	0	11	14
Ritchot R.M.	9	2	0	0	0	0	9	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	4	0	0	0	0	3	4
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	12	5	0	0	0	0	12	5
Tache R.M.	4	4	0	0	0	0	4	4
West St. Paul R.M.	2	5	0	0	0	0	2	5
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	236	159	24	15	114	2	374	176

Table 3.5: Completions by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	1,296	1,037	432	416	1,256	552	2,984	2,005
East St. Paul R.M.	23	25	0	8	0	0	23	33
Headingley R.M.	17	19	0	0	45	0	62	19
MacDonald R.M.	66	62	0	11	0	0	66	73
Ritchot R.M.	53	37	18	14	0	0	71	51
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	24	22	0	0	0	0	24	22
St. Francois Xavier R.M.	4	0	0	0	0	0	4	0
Springfield R.M.	61	48	0	0	21	0	82	48
Tache R.M.	22	30	0	4	0	0	22	34
West St. Paul R.M.	5	22	0	0	0	0	5	22
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,571	1,304	450	453	1,322	552	3,343	2,309

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
August 2018	19	10.9	33	18.9	32	18.3	27	15.4	64	36.6	175	450,000	521,934
August 2017	21	17.5	24	20.0	25	20.8	24	20.0	26	21.7	120	-	462,312
Year-to-date 2018	157	15.4	188	18.5	224	22.0	173	17.0	276	27.1	1,018	440,000	484,207
Year-to-date 2017	226	24.2	250	26.7	214	22.9	99	10.6	146	15.6	935	425,000	430,110
East St. Paul R.M.													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Headingley R.M.													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	632,475
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
MacDonald R.M.													
August 2018	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	-	525,244
August 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	507,350
Year-to-date 2018	14	25.9	1	1.9	7	13.0	7	13.0	25	46.3	54	500,000	482,102
Year-to-date 2017	15	27.3	4	7.3	10	18.2	9	16.4	17	30.9	55	-	457,733
Ritchot R.M.													
August 2018	1	11.1	3	33.3	3	33.3	0	0.0	2	22.2	9	-	473,833
August 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	12	25.0	20	41.7	7	14.6	2	4.2	7	14.6	48	-	424,442
Year-to-date 2017	11	36.7	14	46.7	1	3.3	0	0.0	4	13.3	30	-	365,377
Rosser R.M.													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
St. Francois Xavier R.M.													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
August 2018	1	20.0	1	20.0	1	20.0	1	20.0	1	20.0	5	-	427,331
August 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	1	4.2	8	33.3	4	16.7	8	33.3	3	12.5	24	-	428,646
Year-to-date 2017	3	11.5	11	42.3	5	19.2	4	15.4	3	11.5	26	-	399,988
Tache R.M.													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	8	61.5	3	23.1	2	15.4	0	0.0	0	0.0	13	-	-
Year-to-date 2017	11	52.4	6	28.6	3	14.3	1	4.8	0	0.0	21	-	350,380
West St. Paul R.M.													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
First Nations													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
August 2018	22	10.9	37	18.4	36	17.9	30	14.9	76	37.8	201	450,000	520,850
August 2017	21	16.2	25	19.2	28	21.5	24	18.5	32	24.6	130	-	465,706
Year-to-date 2018	193	16.2	220	18.5	244	20.5	191	16.1	341	28.7	1,189	445,000	482,523
Year-to-date 2017	268	24.6	286	26.3	233	21.4	113	10.4	189	17.4	1,089	425,000	431,575

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2018

Submarket	Aug 2018	Aug 2017	% Change	YTD 2018	YTD 2017	% Change
Winnipeg City	521,934	462,312	12.9	484,207	430,110	12.6
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	632,475	-	n/a
MacDonald R.M.	525,244	507,350	3.5	482,102	457,733	5.3
Ritchot R.M.	473,833	-	n/a	424,442	365,377	16.2
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	427,331	-	n/a	428,646	399,988	7.2
Tache R.M.	-	-	n/a	-	350,380	n/a
West St. Paul R.M.	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	520,850	465,706	11.8	482,523	431,575	11.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

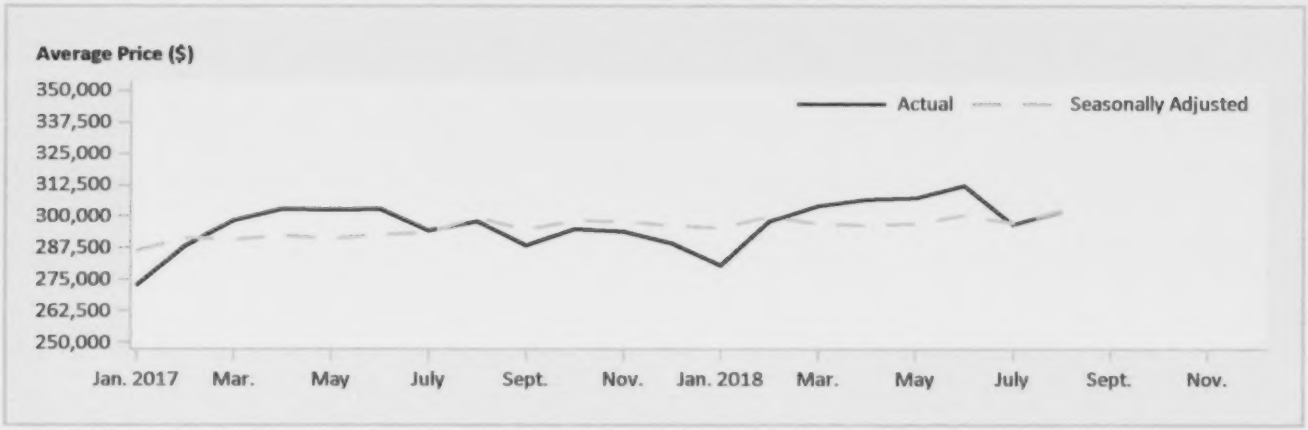


Figure 5.2: MLS® Residential Sales for Winnipeg

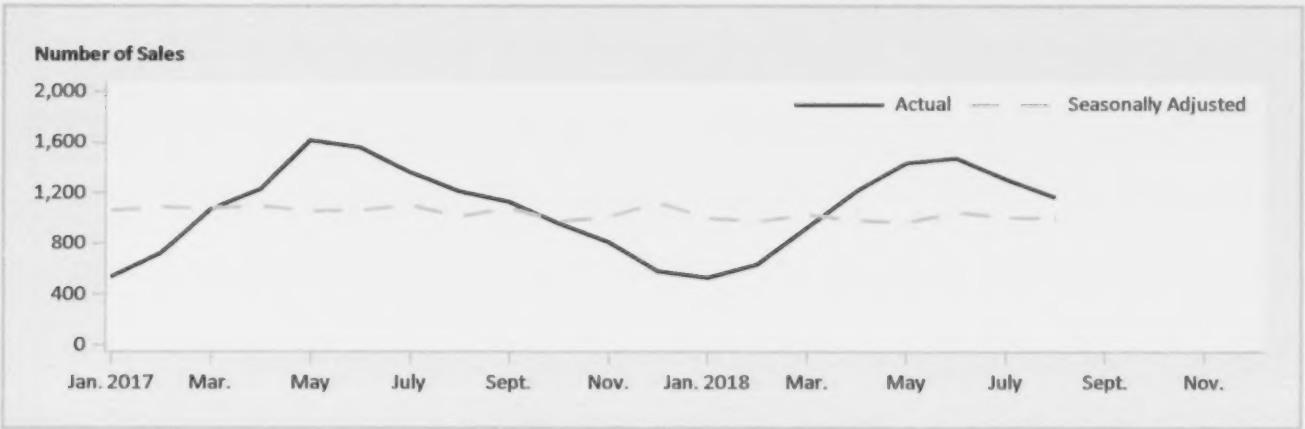
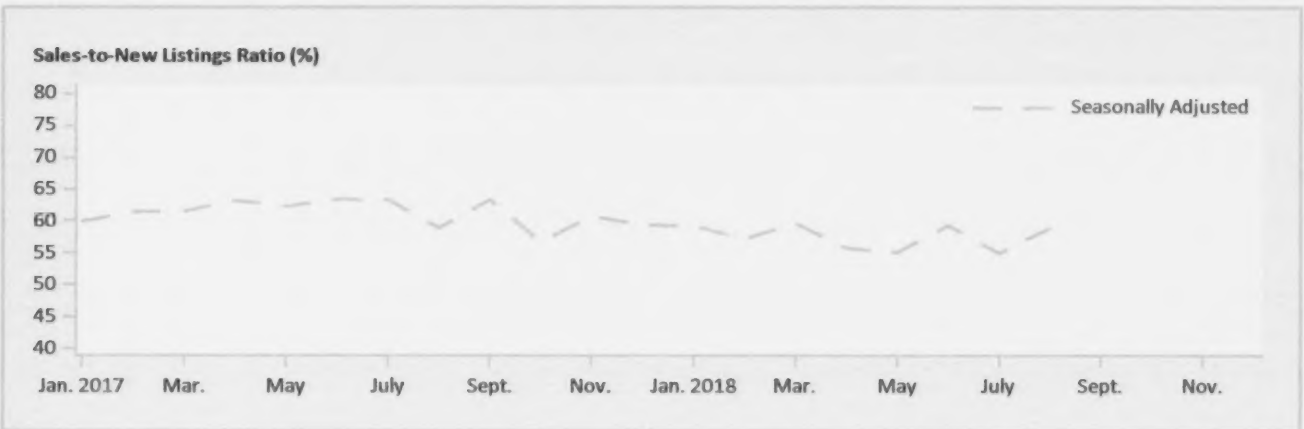


Figure 5.3: MLS® Residential Sales-to-New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2018

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.3	129.4	426	6.5	68.3	861
	February	561	3.14	4.64	100.5	129.3	427	6.5	68.3	870
	March	561	3.14	4.64	100.5	129.7	427	6.3	68.0	883
	April	561	3.14	4.64	101.3	130.1	427	6.1	67.7	886
	May	561	3.14	4.64	101.8	130.0	428	5.8	67.6	889
	June	561	3.14	4.64	102.2	129.9	431	5.6	67.7	887
	July	573	3.14	4.84	102.3	129.8	434	5.5	68.1	885
	August	573	3.14	4.84	102.6	130.1	436	5.4	68.1	885
	September	575	3.09	4.89	102.9	130.6	435	5.5	68.1	886
	October	581	3.24	4.99	103.0	131.1	434	5.6	67.8	886
	November	581	3.24	4.99	103.2	131.7	433	5.7	67.8	884
	December	581	3.24	4.99	103.3	131.1	434	5.6	67.8	882
2018	January	590	3.34	5.14	103.3	131.9	433	5.7	67.6	881
	February	590	3.34	5.14	103.4	132.2	431	6.0	67.4	880
	March	590	3.34	5.14	103.5	132.6	430	6.3	67.4	876
	April	590	3.34	5.14	103.5	133.6	431	6.5	67.5	874
	May	601	3.49	5.34	103.7	133.3	432	6.7	67.7	877
	June	601	3.49	5.34	103.9	133.2	434	6.8	68.0	881
	July	601	3.49	5.34	104.0	133.9	437	6.7	68.3	889
	August	601	3.49	5.34		133.7	441	6.5	68.6	894
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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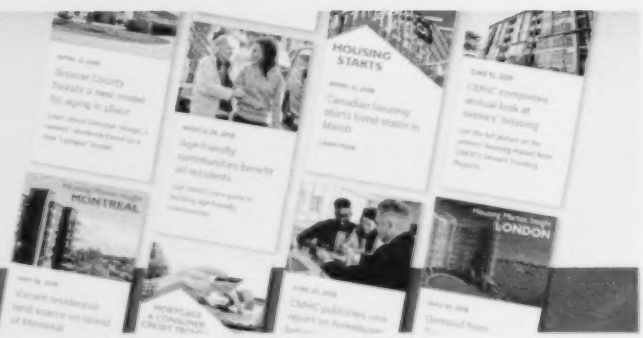

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